

AGN. NO. \_\_\_\_\_

MOTION BY SUPERVISOR MICHAEL D. ANTONOVICH

DECEMBER 18, 2012

**TZU CHI SHORB PROPERTY LEASE**

Tzu Chi, a large non-profit community-based health and human service organization with its US headquarters in Southern California, is looking to expand its community service operations. Tzu Chi has identified a County-owned facility which has been vacant for six years, located at 612 West Shorb Street in the City of Alhambra (Property). The clinic facility located on the Property, formerly served as an outpatient health center, which was operated by the Department of Health Services.

Tzu Chi is prepared to invest over \$8 million in upgrades and tenant improvements to the property and establish a full multi-purpose service center for the community's benefit. Tzu Chi plans to provide an array of health services, including medical preventive health care, as well as non-hospital services to families, children and the elderly. Additionally, Tzu Chi will provide comprehensive case management and direct services to seniors, and business and employment training development services to young people focusing on job career tracks and educational opportunities.

Tzu Chi is recognized as a 501(c)(3) organization in compliance with Internal Revenue Code regulations, and Government Code Section 26227 prescribes a method by which the County may make property available to non-profit organizations for the purpose of providing health services to County residents.

- MORE -

**MOTION**

MOLINA \_\_\_\_\_

YAROSLAVSKY \_\_\_\_\_

KNABE \_\_\_\_\_

ANTONOVICH \_\_\_\_\_

RIDLEY-THOMAS \_\_\_\_\_

**I, THEREFORE, MOVE**, as authorized by Government Code Section 26227, that the Board of Supervisors:

1. Find that the Property located at 612 West Shorb Street, Alhambra is not needed for any present or foreseeable County purposes;
2. Find that a gratis lease of the Property is categorically exempt from CEQA pursuant to CEQA Guidelines 15302 and Class 2 of the County's Environmental Document Reporting Procedures and Guidelines;
3. Find that the health care and community-based services provided by Tzu Chi to the local community serve public purposes which benefit the County and its residents;
4. Instruct the Chief Executive Officer (CEO) negotiate lease of the Property upon terms and conditions that are in the best interests of the County and general public, said lease to include the following terms: 1) Lease of the Property to Tzu Chi on a gratis basis in exchange for Tzu Chi's commitment to upgrade the building and complete tenant improvements at its own cost, and to provide the funds, staff and management to provide healthcare services, community-based training programs, and other beneficial services to the community for the duration of the lease term, subject to the conditions that the Property and services shall be equally open and available to residents of incorporated and unincorporated territory; 2) No discrimination against, or preference, gratuity, bonus or other benefits given to, residents of Alhambra city incorporated areas not equally accorded to residents of unincorporated territory; and 3) Tzu Chi rehabilitate the building to minimum building code standards acceptable to the City of Alhambra; and
5. Authorize the Chief Executive Officer (CEO), or his designee, to negotiate appropriate lease terms and have the Chairman, after review and approval by County Counsel, execute the lease with Tzu Chi for 40 years, with an option to renew for two additional ten-year terms, and instruct and authorize the CEO or his designee the authority to execute any related documentation required to facilitate the building's upgrades and tenant improvements.

# # #